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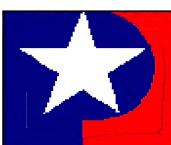
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0012.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,012,000 / 1,012,000
USE VALUE: 1,012,000 / 1,012,000
ASSESSED: 1,012,000 / 1,012,000
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
58-60		FOSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BRENNAN CAROLE & CYNTHIA	
Owner 2: GLINES CHRISTINE & BRENNAN STE	
Owner 3:	

Street 1: 10 WILLIAMS ST #33	
Street 2:	

Twn/City: ROXBURY	
St/Prov: MA	Cntry
Postal: 02119	Own Occ:
	Type:

PREVIOUS OWNER	
Owner 1: BRENNAN PAUL W -	
Owner 2: -	
Street 1: 60 FOSTER ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2551 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950	Sq. Ft.	Site			0	80.	1.15	1									454,802						454,800	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct	
Use Code	Land Size	Building Value	Yard Items			Land Value	Total Value			22157	
104	4950.000	552,500	4,700			454,800	1,012,000			GIS Ref	
Total Card	0.114	552,500	4,700			454,800	1,012,000			GIS Ref	
Total Parcel	0.114	552,500	4,700			454,800	1,012,000			Insp Date	
Source:	Market Adj Cost		Total Value per SQ unit /Card:			396.78	/Parcel: 396.78			09/15/17	
			Entered Lot Size				Total Land:			I2640!	
			Land Unit Type:								

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	552,500	4700	4,950.	454,800	1,012,000		Year end	12/23/2021
2021	104	FV	527,300	4700	4,950.	454,800	986,800		Year End Roll	12/10/2020
2020	104	FV	527,500	4700	4,950.	454,800	987,000	Year End Roll		12/18/2019
2019	104	FV	394,700	4700	4,950.	483,200	882,600	882,600	Year End Roll	1/3/2019
2018	104	FV	394,700	4700	4,950.	352,500	751,900	751,900	Year End Roll	12/20/2017
2017	104	FV	370,100	4700	4,950.	307,000	681,800	681,800	Year End Roll	1/3/2017
2016	104	FV	370,100	4700	4,950.	261,500	636,300	636,300	Year End	1/4/2016
2015	104	FV	329,600	4700	4,950.	255,800	590,100	590,100	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRENNAN PAUL W,	67191-443		5/3/2016	Convenience	99	No	No	A	Paul W. Brennan dod 6/29/2020
	16821-127		3/1/1986		1	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/17/2012	148	Wood Dec	4,415					replace wood deck,
10/7/2011	1267	New Wind	13,100	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2017	MEAS&NOTICE	HS	Hanne S
4/1/2009	Meas/Inspect	189	PATRIOT
3/17/2000	Inspected	263	PATRIOT
2/24/2000	Measured	264	PATRIOT
8/12/1993		EK	

Sign: _____

VERIFICATION OF VISIT NOT DATA

_____/_____/_____

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	CREAM
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1922
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 50%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

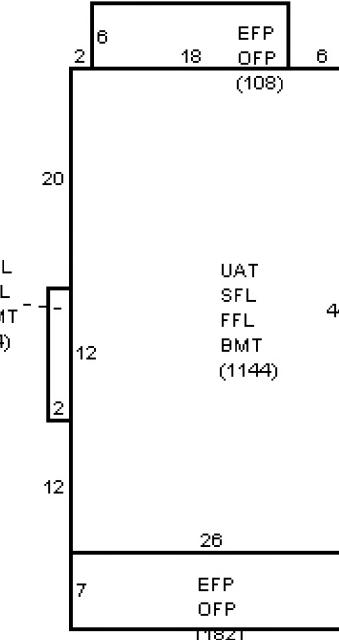
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X18	A	AV	1922	21.94	T	40	104			4,700			4,700

BATH FEATURES

Full Bath:	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

COMMENTS

BLOCKED FRPL.. OF=SINK IN BMT..			
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SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	2
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 10	BRs: 4	Baths: 2 HB

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frl:		Rating:	
WSFlue:		Rating:	

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	1
Totals			
2	10	4	

CALC SUMMARY

Basic \$ / SQ:	180.00
Size Adj.:	1.09948623
Const Adj.:	0.98490196
Adj \$ / SQ:	194.919
Other Features:	103500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	678769
Depreciation:	126251
Deprecated Total:	552518

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val
Juris. Factor:		Before Depr: 194.92
Special Features:	0	Val/Su Net: 126.43
Final Total:	552500	Val/Su SzAd 236.52

PARCEL ID

031.0-0006-0012.0

SUB AREA**SUB AREA DETAIL**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
BMT	Basement	1,168	58.480	68,300	UAT	100	FLA		75	A
FFL	First Floor	1,168	194.920	227,666						
SFL	Second Floor	1,168	194.920	227,666						
EFP	Enclos Porch	290	36.060	10,457						
OPF	Open Porch	290	21.850	6,338						
UAT	Upper Attic	286	121.820	34,842						
Net Sketched Area: 4,370				Total: 575,269						
Size Ad	2336	Gross Area	5228	FinArea	2551					

IMAGE**AssessPro Patriot Properties, Inc**